

January 20, 2015 Special Town Meeting

Wellesley Middle School Auditorium

7:30pm

Below is the draft Motion 1 under Article 2 for the January 20, 2015 Special Town Meeting for your review.

We look forward to seeing you on Tuesday.

Motion 1. To authorize the Board of Selectmen to acquire, by purchase, gift, or eminent domain, the fee interest in the real property owned by Wellesley College and located at 156 Weston Road, commonly known and referred to as the “North 40” consisting of approximately 46 acres more or less, said property further described as follows:

156 Weston Road: Parcel No. 5 on Assessor’s Map No. 149, now or formerly owned by Wellesley College, see Norfolk County Registry of Deeds recordings:

Book 448, Page 56, Indenture by and between Henry F. Durant and Wellesley College dated 10/31/1873 and comprising land described in deeds at Book 309, Page 272, City of Boston to Henry F. Durant dated 09/30/1862; Book 372, Page 167, Gilbert H. Seagrave to Henry F. Durant dated 08/27/1868; Book 376, Page 233, Charles B. Dana to Henry F. Durant dated 03/06/1869;

Book 2664, Page 583, Town of Wellesley to Wellesley College dated 02/04/1947;

Book 2481, Page 412, Town of Wellesley to Wellesley College dated 04/03/1944;

and to accept the recommendation of the Community Preservation Committee;

and that to fund said acquisition and such planning and managerial undertakings as the Board of Selectmen determine to be necessary in relation to the Town’s acquisition or ownership of the Property, including due diligence, further planning studies, and any other costs associated with said purposes, the sum of \$35,290,399 be appropriated as follows:

The Treasurer is authorized to borrow \$10,000,000 under M.G.L. Chapter 44B, §11 of *The Community Preservation Act*, and \$25,140,399 under M.G.L. Chapter 44 or any other enabling authority, provided, however, that this appropriation and debt authorization be contingent upon passage of a Proposition 2½ debt exclusion referendum under M.G.L. Chapter 59, §21C to be held at the March 3, 2015 Annual Town Election;

and that a portion of the property be placed under one or more conservation restrictions, said portion of restricted land being at least commensurate with the percentage of the purchase price funded through *The Community Preservation Act* funds (28%), said portion and restrictions to be approved by the Board of Selectmen in consultation with the Community Preservation Committee;

and that the purposes for which \$150,000 was appropriated under Motion 1 of Article 8 of the Warrant for the October 27, 2014 Special Town Meeting shall be amended to include such planning and managerial undertakings as the Board of Selectmen determine to be necessary in relation to the Town's acquisition or ownership of the Property, including due diligence, further planning studies, and any other costs associated with said purposes;

and that the Board of Selectmen is hereby authorized to take any other action necessary to carry out the acquisition of the North 40, including implementing the terms of the Purchase and Sale Agreement between the Town of Wellesley and Wellesley College dated December 18, 2014, which is hereby ratified.